January-February 2005

Off to a Good Start

2005 begins with labor market improvements and record setting home sales and prices.

■ REVIEW OF RECENT ECONOMIC DEVELOPMENTS

California began 2005 with mostly positive economic news. Employment grew in January and February. Housing markets set new sales and price records in January, while home building activity slowed.

Employment

On the surface, news from the labor market has been good so far in 2005. The unemployment rate declined while industry employment rose. The latest employment reports, however, introduced a host of methodological and definitional changes implemented by the Bureau of Labor Statistics, designed to better identify changes in the economy on a real time basis and incorporate 2000 Census data. Starting with data released in February, the reports reflected the effects of the annual benchmark revisions to the payroll survey, a new methodology for the household survey (used to estimate state and local unemployment rates), and new definitions for metropolitan areas. According to these new estimates, job growth was stronger in 2004 than initially thought and more like that in the rest of nation. (The next issue of this publication will include a review of these changes and their effect on the historical record).

The revised employment series show that the state had 76,600 more jobs in December 2004 than reported earlier. That boosted the average monthly job gain in 2004 to 21,000, considerably more than the 12,700 average monthly gain previously reported.

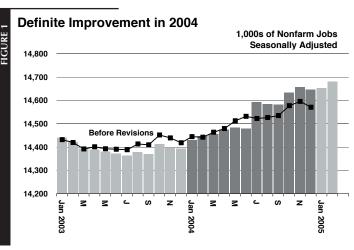
The most recent labor market report showed that California's nonfarm payroll employment rose by 27,600 jobs in February, just shy of the state's share of the 262,000 jobs gained in the nation. However, the state's gain in nonfarm payroll in January was revised down from 20,000 to 8,500.

Seven of the 11 major industry sectors gained jobs in February. Leading the way was Construction with a gain of 10,700. Close behind were Professional and Business Services and Information, each gaining 9,200 jobs. In addition, employment rose by 2,100 in Other Services; 1,900 in Government; 700 in Educational and Health Services; and 100 in Natural Resources and Mining.

Employment fell by 3,200 in Trade, Transportation, and Utilities; 2,300 in Manufacturing; and 800 in Leisure and Hospitality in February. Employment was unchanged in Financial Activities.

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From February 2004 to February 2005, nonfarm payroll jobs rose by 234,500, or 1.6 percent. This is a considerable improvement over the 12 prior months, when nonfarm payroll employment fell by 24,900. For the nation as a whole, payroll employment increased by 1.8 percent in the most recent 12 months.

Over the year, employment was up by 63,800 in Professional and Business Services; 53,100 in Construction; 36,900 in Leisure and Hospitality; 36,300 in Trade, Transportation, and Utilities; 25,500 in Educational and Health Services; 23,800 in Financial Activities; 6,400 in Other Services; and 6,200 in Manufacturing.

Over the year, employment fell by 11,300 in Government; 6,000 in Information; and 200 in Natural Resources and Mining.

Uncertainty over civilian employment

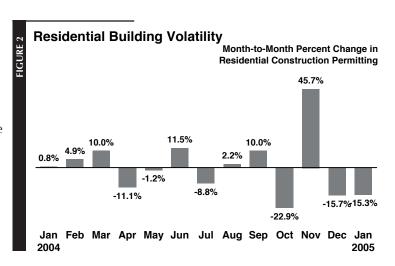
The state's unemployment rate held steady at 5.8 percent in February, unchanged from the revised rate in January, and down 0.6 percentage point from one year ago. By comparison, the U.S. unemployment rate was 5.4 percent in February, up 0.2 percentage point from the rate in January, and down 0.2 percentage point from one year ago. The gap between the state and national rates has closed steadily since January 2003, when the state's rate exceeded the nation's by 1.1 percentage points.

The data for February, however, shows an unusually large increase in civilian employment of 128,000. It is unclear how much of this gain is attributable to the new Bureau of Labor Statistics methodology and how much to actual job creation over the month. In the past, however, large changes have often been whittled down in subsequent revisions. For example, the gain in civilian employment in January 2004 was initially reported as 132,000, but was eventually revised down to 36,000.

Building Activity

Volatile home building

Residential construction permitting was unusually volatile during the final months of 2004. A slow-down in October was followed by a surge in November that gave way to another slowdown in December. Most of the volatility was in multifamily permitting. Despite these fluctuations, residential construction growth was stronger during the final three months than earlier in the year. The pace of residential permitting from October through December was over 11 percent greater than during the corresponding months of 2003. The pace during the first nine months of the year was only



6.4 percent ahead of the same months of 2003. For the year as a whole, residential construction permitting increased 7.6 percent from 2003.

Unfortunately, 2005 was ushered in with another decline. Total residential permitting slowed by over 15 percent in January. Permits were issued at a seasonally adjusted annual rate of 182,000 residential units in January. This is not an unqualified bad omen, as most of the loss was accounted for by the typically volatile multifamily sector.

Offices lead the way

Nonresidential construction picked up in 2004. For the year as a whole, the value of nonresidential construction permits issued rose by over 12 percent. All but one building category (service stations) achieved commendable growth. Dramatic improvements in office and store construction, as well as alterations and additions, were the principal drivers. Office building permit issuances—which account for nearly 12 percent of overall nonresidential construction—rose by over 43 percent.

The value of total nonresidential building permits issued in January 2005 was 13.2 percent higher than a year earlier. The gain was concentrated in permitting for new industrial, new retail and other mercantile buildings, and alterations and additions.

Real Estate

Some stability for home prices?

The median price of existing single-family detached homes sold in California rose more than \$11,000 in January to \$485,700—a new record and 20.1 percent higher than the median price in January 2004, according to the California Association of Realtors.

Sales of existing single-family detached homes sold in California reached a seasonally adjusted annual rate of 659,410 units in January—also a new record.

Dramatic year-over-year price gains belie an underlying stability in California home prices. For 2004 as a whole, California home prices rose nearly 22 percent over 2003. Much of that gain is attributable to a weak beginning to 2003 and to significant month-over-month gains made in March and April of 2004. During the first four months of 2004, month-to-month price gains averaged 3.1 percent. During the final eight months, they averaged only 0.6 percent.



■ 2005–2006 ECONOMIC OUTLOOK

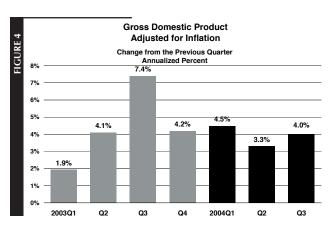
The following is from the Governor's 2005-06 Budget. The forecasts were prepared in late November 2004 and are based on information available at that time.

The national and California economies improved considerably in 2004. Output of the national economy grew at almost its fastest rate in 20 years. Personal income and taxable sales growth picked up significantly in California, and state exports rebounded. Labor markets strengthened in both the State and the nation. Output of the national economy will grow somewhat slower in 2005 and 2006 but still be sufficient to build on the improvement made in labor markets in 2004. In addition, growth in personal income and wages and salaries, in both the State and the nation, will remain near the improved levels seen in 2004, as increased competition for workers results in bigger raises and bonuses.

The Nation—A Maturing Recovery

Output of the national economy grew more quickly and labor markets improved in 2004 despite soaring energy prices, the waning of the fiscal stimulus of the federal tax cuts of the prior three years, and tightening monetary policy. To be sure, increased federal spending gave the economy a boost, as did historically low mortgage rates and other long-term interest rates. But the economy's ability to sail through strong headwinds in 2004 is the best evidence yet that the economic recovery from the 2001 recession is now sustainable. What has brought this about is an increasingly balanced mix of growing consumer spending, business investment, federal government spending, and exports.

The fast economic growth in 2004 also means, however, that the initial phase of the economic expansion is over and that the strongest growth of the recovering economy might well be behind it. In fact, signs coming from the economy near the end of 2004 hinted that growth was slowing as 2005 neared.



Output growth of 4 percent in the third quarter of 2004, however, was more than enough to lock in annual average growth of above 4 percent for the year (Figure 4).

Consumer spending made the greatest contribution to third-quarter output growth, expanding by over 5 percent on an annualized basis. Strong yet volatile, motor vehicle sales drove growth of durable goods expenditures above 17 percent. Spending on consumer nondurables also grew rapidly at almost 5 percent. Such strong consumer spending is quite remarkable, given the modest employment growth that accompanied it. As a result, the personal savings rate fell to a record quarterly low, and consumers' debt burden increased from already worrisome levels. The 2004 holiday shopping season will be closely watched for indications about the resiliency of consumer spending going forward.

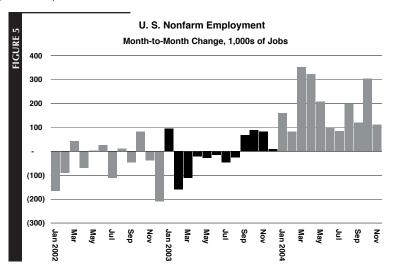
Industrial production made a dramatic improvement in 2004. After slowing in both 2002 and rising only slightly in 2003, the nation's index of industrial output grew by over 4 percent in 2004. Rising high technology output led the expansion, a good sign for California. Capacity utilization also increased in 2004.

The continued rebound in business investment played a big role in the strong expansion of the national economy in 2004. Business investment was nearly 14 percent higher in the first three quarters than in the corresponding quarters of 2003. Information processing equipment and software investments led the way, expanding over 17 percent in the first three quarters of 2004.

Low mortgage interest rates had an outsized impact on real estate and residential construction markets. Home mortgage interest rates below six percent sustained robust home sales and, thus, home construction. Sales of existing homes equaled or exceeded 6 million units every month in 2004 through October. New home sales averaged over 1.1 million units in 2004, a nearly 8 percent increase from 2003. This strong demand generated a greater than 5 percent increase in new housing starts, resulting in the strongest home building pace since 1978.

International markets brought mixed news for the nation. Rising exports were good news for many producers, especially high technology suppliers. Exports of goods and services expanded about 13 percent, a healthy improvement on the 4.6 percent gain in 2003. Import growth, however, outstripped the improvement in exports. Driven by an improving economy, and to a significant degree, by rising oil prices, the nation's appetite for imports expanded over 17 percent, resulting in a record trade deficit for the year. The nation's monthly trade deficit worsened to over \$53 billion during the final months of 2004. The average monthly deficit in 2003 was \$41 billion.

Job creation improved in 2004, although it was lower than what was seen in past economic recoveries when output growth was as strong. The resiliency of the economic recovery was in doubt until the nation started stringing together monthly job gains in September 2003. After losing an average of 5,000 jobs each month in 2003, the nation added a monthly average of about 185,000 jobs during the first 11 months of 2004 (Figure 5), somewhat better than what is needed for labor markets to improve. Construction, professional and business services, education, and the public sector provided most of the job gains. Strong output



growth achieved with only modest job growth meant that labor productivity growth was substantial. Business productivity grew an average of 4.5 percent during the first three quarters of 2004, very strong by historical standards. This improvement should have many long-term benefits.

As 2004 drew to a close, a number of forward-looking indicators sounded cautionary signals. The Index of Leading Indicators fell at a 3 percent year-over-year pace during the final months of the year. This is a sharp turnaround from the extremely strong improvements made at the beginning of the year. Weakening consumer expectations, slower vendor deliveries, and shorter factory workweeks were the principal causes. Consumers became more sanguine about the near future as indicated by

a rise in the Consumer Confidence Index during the final month of the year, following a decline in the preceding months. The demand for factory output leveled off late in the year, in contrast to the exceptional growth that characterized 2003 and early 2004. New orders for factory goods, which grew by about a 9 percent annual rate at the beginning of the year, were expanding by less than 1 percent by the end of the year.

Looking forward, the economy will continue to grow, but more modestly. Real Gross Domestic Product growth will moderate to a still-healthy 3.3 percent pace in 2005 and to 3 percent in 2006, as consumer spending decelerates modestly as does the rate of growth in investment.

Inflation-adjusted consumer spending will expand by 2.9 percent in 2005, as compared to 3.6 percent in 2004. The fiscal stimulus from the three Bush Administration tax cuts has run its course. Rising interest rates will diminish home mortgage refinancing, which has been fueling strong consumer spending. Higher energy costs will also dampen consumption expenditures, though the downward turn at the end of the year was welcome.

A number of factors may work against business investment in 2005. The sunset at the end of 2004 of the federal accelerated depreciation allowance for equipment purchases accelerated some equipment purchases into 2004 that would have otherwise been made in 2005. Thus, equipment purchases will likely be somewhat depressed in early 2005, even though they will rebound by midyear. More generally, pressures on corporate profits, such as higher energy costs and rising labor costs—principally soaring health care benefits costs—will dampen business fixed investment growth. Furthermore, after two years of strong home building, rising mortgage interest rates should temper residential investment in 2005.

Better job gains are likely in store for 2005 and 2006. Nonfarm payroll employment should grow by about 2.2 million, or 1.7 percent, in 2005 and 1.6 million, or 1.2 percent, in 2006. Even though this will be a significant improvement on the 1 percent gain in 2004, it is modest compared to gains in most other post-World War II economic recoveries. Faced with rising benefits costs, employers will remain conservative about hiring. Furthermore, productivity gains will allow them to expand output without adding considerably to payrolls.

To be sure, things could turn out better than expected. A steep drop in oil prices would give a considerable boost to the economy. A quick, dramatic improvement in conditions in Iraq would likely make consumers much more confident. Downside risks persist, however, stemming from rising employee benefit costs, high housing prices, and the trade and federal budget deficits.

For several years, rising home values have added fuel to consumer spending and residential construction. Rapid home price appreciation was the main reason for sustained consumer spending during the 2001 recession. Driven by historically low mortgage interest rates, and an improving economy, national home values rose nearly 8 percent during the first three quarters of 2004, the greatest appreciation since 1981. This came on top of a nearly 6 percent gain in 2003. Rising home prices, though, have outstripped the growth of income for the past four years. This raises the potential for a slowdown in real estate appreciation and, thus, the removal of a major stimulus for consumer spending. An actual decline in real estate values, of course, would have severe impacts on household balance sheets that could lead to a serious slowdown in consumption. However, that is not being forecast.

The nation's trade and federal budget deficits present potentially serious threats to economic growth, although not so much within the forecast horizon. A stubborn and record-setting trade deficit is resulting in a falling dollar, which, while stimulating exports, drives up inflation through higher import prices. Even though the value of the dollar has dropped considerably, it has not been enough to make an appreciable dent in the trade deficit.

California—Stronger Growth

The California economy also strengthened in 2004. Broad economic measures like personal income and taxable sales grew more quickly. Exports of made-in-California merchandise posted a good gain after plummeting for three years. Residential construction increased again. New business incorporations accelerated.

Personal income — income received by California residents from all sources — was up 5.4 percent from a year earlier in the first half of 2004. A year earlier, personal income was up only 2.4 percent. On this broad measure, the state is doing a little better than the nation, where personal income grew by 5.1 percent in the first half of 2004 and 2.3 percent in the first half of 2003 (Figure 6).

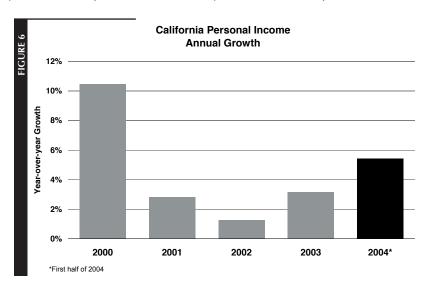
Statewide taxable sales also grew more quickly in the first half of 2004, with sales 6.1 percent higher than in the first half of 2003. In the first half of 2003, they rose only 3.3 percent. The most recent Economic Outlook Budget Summary 2005-06 23 data on county taxable sales show that sales in the Bay Area rose for the second consecutive quarter in the fourth quarter of 2003. Before then, the Bay Area suffered nine consecutive quarters of year-over-year declines.

Made-in-California merchandise exports began to turn around in the fourth quarter of 2003 after falling by 26 percent in the preceding three years. In the first three quarters of 2004, exports were 20 percent higher than a year earlier. Increased exports to Mexico, mainland China, Japan, South Korea, France, Singapore, Hong Kong, Taiwan, and the United Kingdom were instrumental in the turnaround. Exports of computer and electronic products, transportation equipment, and machinery (except electrical) accounted for over three-quarters of the gain in total exports.

Like the nation, California enjoyed better job gains in 2004. In the first 11 months of 2004, California nonfarm payroll employment was 0.9 percent higher than a year earlier. In the first 11 months of 2003, in contrast, nonfarm payroll employment was 0.4 percent lower than a year earlier. The improvement

in 2004 was due primarily to better job growth in construction; trade, transportation, and utilities; and the information industries. There were also smaller declines in manufacturing employment. Limiting the improvement in job growth in 2004 were larger declines in government employment and smaller gains in employment in the financial sector.

In addition, the state's unemployment rate and the number of unemployed persons fell during 2004. However, the labor force participation rate—the percent of the civilian noninstitutional population in the labor force—remained low.



The San Francisco Bay Area passed a milestone in the second half of the year when it began to gain jobs for the first time in almost four years. The California recession during the early 2000s was concentrated in the Bay Area. While nonfarm payroll employment remains depressed, the region should contribute to state job growth going forward.

Construction was up in the first 11 months of 2004. Housing permits issuance (number of units) rose by 6.6 percent in the first 11 months of 2004 from the same months in 2003. Single-family permits were up 9.3 percent, while multi-family permits were up 0.1 percent. Los Angeles and San Bernardino Counties recorded the largest absolute gains while much of the San Joaquin Valley experienced large percentage increases. Permits were down in the San Francisco Bay Area and the Central Coast.

The dollar value of private nonresidential construction permits rose by 12.4 percent in the first 11 months of 2004 compared to the same period a year ago. These permits fell by more than a quarter from 2000 to 2003. New permits for retail and office space and alterations and additions contributed most to the rebound in 2004.

Public works construction was up slightly in the first ten months of 2004 with heavy construction up sharply, mostly due to a large increase in water and sewer works construction. Public building construction, however, was lower than a year ago despite stronger spending for school and community college buildings.

California housing markets continued to set new records in 2004, with sales up 4.1 percent and median prices up 20.9 percent in the state in the first 11 months, according to data compiled by DataQuick Information Systems. Most of the sales gain was in the first half of the year when sales were up 9.8 percent. During the July-to-November period, sales were off by 1.6 percent compared to the same five-month period a year ago. Year-over-year price gains have remained stable at the 19 to 23 percent level all year.

Commercial real estate markets generally improved. Of the metropolitan areas surveyed by CB Richard Ellis, Orange, San Diego, and Ventura Counties were among the five counties in the nation with the lowest office vacancy rates in the third quarter of 2004. San Francisco, San Jose, and Oakland continued to have above-average vacancy rates, but San Francisco and San Jose vacancy rates declined appreciably over the last year. Industrial vacancy was well below the national average in Orange and Los Angeles Counties but above the national average in San Francisco, San Diego, and Sacramento in the third quarter. Vacancy in the latter two jumped over the last year.

California's tourism and convention business continued to improve in 2004. Convention bookings were up in San Francisco, Anaheim, and San Diego, while lagging in Los Angeles. Non-convention related tourism was stronger in all four major markets. Hotel and motel occupancy rates improved in all major markets, and average daily room rates also increased. Passenger traffic was up at all major airports. Los Angeles International and San Francisco International experienced double-digit increases in both domestic and international travelers. Far East visitors returned in numbers, and business travel rebounded.

The State's economic fate is closely tied to the nation's. In the coming year, U.S. output growth is projected to slow somewhat, but wage and salary and personal income growth will pick up slightly. California will track the national economy on these measures.

Personal income growth is estimated to have grown by 5.6 percent in 2004 and is forecasted to expand by 5.8 percent in 2005, 6 percent in 2006, and 5.8 percent in 2007—all slightly faster than the corresponding rates for the nation. The improvement reflects better job growth, increases in base wages and salaries, and a stock market-induced increase in bonus and stock option income in the next three years.

Nonfarm employment, which is on track to grow by 1 percent in 2004, is projected to grow by 1.8 percent in both 2005 and 2006 and 1.7 percent in 2007. The strongest growth in 2005 is expected in construction, aerospace products and parts manufacturing, transportation and warehousing, motion picture and sound recording, professional and business services, and private educational and health services. The state's unemployment rate is forecast to average 6.2 percent in 2005, unchanged from 2004.

Home building will slow somewhat in 2005, 2006, and 2007 after exceeding 200,000 units permitted in 2004. Higher mortgage rates will take some steam out of home sales.

Figure 7 provides selected economic data for 2004, 2005, and 2006.

Selected Economic Data for 2	2004, 2005	, and 2006	
United States	2004 (Est.)	2005 (Projected)	2006 (Projected)
Real gross domestic product (2000 CW* \$, percent change)	4.4	3.3	3.0
Personal consumption expenditures	3.6	2.9	3.0
Gross private domestic investment	13.3	5.0	1.7
Government purchases of goods and services	2.2	2.5	1.7
GDP deflator (2000=100, percent change)	2.1	2.0	1.8
GDP (current dollar, percent change)	6.6	5.4	4.8
Federal funds rate (percent)	1.3	2.6	3.4
Personal income (percent change)	5.2	4.9	5.4
Corporate profits before taxes (percent change)	13.5	35.0	1.4
Nonfarm wage and salary employment (millions)	131.3	133.5	135.1
(percent change)	1.0	1.7	1.2
Unemployment rate (percent)	5.5	5.3	5.5
Housing starts (millions)	1.9	1.8	1.7
(percent change)	4.8	(5.5)	(7.7)
New car sales (millions)	7.5	7.6	7.5
(percent change)	(1.9)	1.5	(1.0)
Consumer price index (1982-84=100) (percent change)	188.8 2.6	193.2 2.3	196.9 2.0
California			
Civilian labor force (thousands) (percent change)	17,658 1.1	17,991 1.9	18,311 1.8
Civilian employment (thousands) (percent change)	16,569 1.8	16,871 1.8	17,149 1.6
Unemployment (thousands) (percent change)	1,089 (7.6)	1,119 2.8	1,162 3.8
Unemployment rate (percent)	6.2	6.2	6.3
Nonfarm wage and salary employment (thousands)	14,558	14,824	15,087
(percent change)	1.0	1.8	1.8
Personal income (billions) (percent change)	\$1,252.1 5.6	\$1,324.1 5.8	\$1,404.0 6.0
Housing units authorized (thousands) (percent change)	210.0 6.2	199.0 (5.3)	195.0 (1.8)
Corporate profits before taxes (billions) (percent change)	\$117.8 16.7	\$127.8 8.5	\$133.0 4.0
New auto registrations (thousands) (percent change)	1736.0 0.0	1722.0 (0.8)	1787.0 3.8
Total taxable sales (billions) (percent change)	\$486.1 5.7	\$513.7 5.7	\$542.3 5.6
Consumer price index (1982-84=100) (percent change)	195.5 2.7	201.1	206.2 2.5

Select Indicators

Huicators		200	04		2005	Year-Over
	Jan	Oct	Nov	Dec	Jan	% Change
EMPLOYMENT (Seasonally adjusted) Civilian employment (000) Unemployment (000) Unemployment rate	16,319 1,143 6.5	16,575 1,061 6.0	16,592 1,056 6.0	16,580 1,051 6.0	16,591 1,017 5.8	1.7% -11.1%
Nonagricultural wage and salary employment (000) a/	14,429.7	14,633.6	14,656.4	14,645.5	14,665.5	1.6%
Goods-producing industries Natural resources and mining Construction Manufacturing	2,376.6 23.0 821.6 1,532.0	2,417.7 23.0 860.2 1,534.5	2,422.8 23.1 865.8 1,533.9	2,428.6 23.2 870.3 1,535.1	2,432.0 22.9 870.8 1,538.3	2.3% -0.4% 6.0% 0.4%
Service-providing industries Trade, transportation, and utilities Information Financial activities Professional and business services Educational and health services Leisure and hospitality Other services Government	12,053.1 2,723.5 485.6 894.1 2,069.5 1,552.0 1,428.0 503.7 2,396.7	12,215.9 2,771.3 482.6 911.2 2,130.2 1,567.3 1,455.8 506.7 2,390.8	12,233.6 2,780.8 491.3 913.5 2,128.3 1,570.4 1,455.8 506.2 2,387.3	12,216.9 2,778.9 479.1 916.4 2,130.4 1,571.1 1,454.0 506.2 2,380.8	12,233.5 2,773.4 476.3 917.8 2,131.9 1,574.8 1,468.8 507.3 2,383.2	1.5% 1.8% -1.9% 2.7% 3.0% 1.5% 2.9% 0.7% -0.6%
High-technology industries b/ Computer and electronic products manufacturing Aerospace products and parts manufacturing Software publishers Telecommunications Internet service providers Computer systems design Scientific research and development	857.4 317.7 72.6 42.9 119.8 46.7 165.3 92.4	868.5 323.5 74.4 42.7 118.6 48.0 167.8 93.5	870.7 323.5 74.8 42.9 119.1 48.0 168.4 94.0	872.5 324.7 75.2 42.6 118.9 48.0 168.8 94.3	870.6 323.5 75.5 42.7 119.4 48.3 167.3 93.9	1.5% 1.8% 4.0% -0.5% -0.3% 3.4% 1.2% 1.6%
HOURS AND EARNINGS IN MANUFACTURING (Not see Average weekly hours Average weekly earnings Average hourly earnings	easonally ad 39.5 \$602.77 \$15.26	39.9 \$615.26 \$15.42	40.2 \$622.70 \$15.49	40.4 \$630.64 \$15.61	n.a. n.a. n.a.	
CONSUMER PRICE INDEX (1982-84=100) (Not season All Urban Consumers Series	ally adjuste	d)				
California Average San Francisco CMSA Los Angeles CMSA	n.a. n.a. 188.5	198.0 200.3 196.3	n.a. n.a. 196.9	197.0 199.5 195.2	n.a. n.a. 195.4	 3.7%
Urban Wage Earners and Clerical Workers Series California Average San Francisco CMSA Los Angeles CMSA	n.a. n.a. 181.7	191.6 196.4 189.8	n.a. n.a. 190.3	190.5 195.9 188.5	n.a. n.a. 188.5	 3.7%
CONSTRUCTION Private residential housing units authorized (000) c/ Single units Multiple units	196 158 39	176 128 48	257 164 93	227 145 82	183 136 47	-7.1% -14.0% 21.0%
Residential building authorized valuation (millions) d/	\$41,693	\$38,039	\$51,658	\$44,207	\$38,580	-7.5%
Nonresidential building authorized valuation (millions) d/	\$13,445	\$14,246	\$16,217	\$16,046	\$15,269	13.6%
Nonresidential building authorized valuation (millions) e/ Commercial Industrial Other Alterations and additions	958 297 82 194 385	1,308 370 185 243 511	1,178 388 116 239 435	1,284 484 116 225 459	1,084 284 119 183 498	13.2% -4.2% 45.7% -6.1% 29.4%
AUTO SALES (Seasonally adjusted) New auto registrations (number)	142,566	148,480	n.a.	n.a.	n.a.	

a/ The wage and salary employment information is based on the new North American Industry Classification System (NAICS).
b/ Not seasonally adjusted
c/ Seasonally adjusted at annual rate
d/ Seasonally adjusted
e/ Not seasonally adjusted
n.a. Not available

Select Indicators Continued

VACANCY RATES FOR FOURTH QUARTER 2004

(Percent)

,	Office		Office		Office		Industrial	
	Dowr	ntown	Suburban		To	Total		
	4Q04	4Q03	4Q04	4Q03	4Q04	4Q03	4Q04	4Q03
Northern and Central California:								
Oakland	14.9	16.8	16.7	17.3	16.3	17.2	n.a.	n.a.
Sacramento	13.8	12.0	14.0	13.2	13.9	12.9	15.9	13.2
San Francisco	15.2	18.5	23.0	25.1	17.6	20.6	13.8	13.1
San Jose	18.4	17.3	18.3	19.9	18.4	19.3	n.a.	n.a.
Southern California:								
Los Angeles Metro	16.7	17.4	12.7	14.7	13.4	15.2	8.1	9.0
Orange County	n.a.	n.a.	10.4	13.5	10.4	13.5	8.7	9.9
San Diego	9.5	10.7	9.9	11.7	9.8	11.5	11.1	11.2
Ventura County	n.a.	n.a.	9.0	11.1	9.0	11.1	n.a.	n.a.
National Average	14.2	14.5	17.1	18.0	16.0	16.7	11.0	11.6

FOREIGN TRADE THROUGH CALIFORNIA

				CALIF	ORNIA				
SALES	OF EXIS	STING SINGL	E-FAMILY HOMES	POF	RTS	DOD PF	RIME CONT	RACTS a/	
		Median	Units	Exports	Imports				
		Price	(SAAR)		llions)		\$ millions	% of U.S.	
2001	Jan	\$244,110	502,800	\$12,284	\$19,173	1981-82	\$22,685	21.8%	
	Feb	241,690	486,370	11,595	16,201	1982-83	26,387	22.2%	
	Mar	257,550	518,410	12,390	19,475	1983-84	28,520	23.0%	
	Apr	255,310	495,390	10,492	17,624	1984-85	29,115	20.8%	
	May	255,860	505,590	10,948	16,885	1985-86	27,738	20.4%	
	Jun	266,930	526,570	10,721	18,274	1986-87	24,515	18.4%	
	Jul	267,520	503,030	9,890	18,206	1987-88	23,458	18.7%	
		282,420	571,070	10,288	18,277	1988-89	23,125	19.3%	
	Aug Sep	275,620	475,380	9,634	17,585	1989-90	23,123	18.4%	
		263,020				1999-90			
	Oct	,	494,920	10,038	19,532		24,265	19.5%	
	Nov	270,210	493,870	9,315	17,184	1991-92	23,843	21.2%	
	Dec	281,330	474,490	9,659	15,525	1992-93	22,952	20.1%	
2002	Jan	\$287,080	584,250	\$8,688	\$15,517	1993-94	22,573	20.5%	
	Feb	294,870	610,380	8,429	15,768	1994-95	18,277	16.8%	
	Mar	305,840	586,230	9,945	16,318	1995-96	18,230	16.7%	
	Apr	317,120	643,030	9,274	17,807	1996-97	18,477	17.3%	
	May	319,590	620,300	9,814	17,568	1997-98	17,401	15.9%	
	Jun	324,640	533,840	9,984	18,988	1998-99	17,372	15.1%	
	Jul	321,900	540,800	9,335	18,998	1999-00	18,100	14.7%	
	Aug	334,270	562,780	9,948	19,686	2000-01	19,939	14.7%	
	Sep	322,450	493,800	9,286	19,478	2001-02	23,816	15.0%	
	Oct	324,670	579,240	8,794	18,753	2002-03	28,681	15.0%	
	Nov	328,440	542,120	9,046	20,522	2003-04	27,875	13.7%	
	Dec	338,840	573,790	8,797	19,060	2003-04	21,013	13.7 70	
	Dec		,	,	,				
2003	Jan	\$336,210	584,600	\$8,408	\$17,588				
	Feb	326,640	566,890	8,423	16,359				
	Mar	352,780	567,610	9,784	18,789				
	Apr	364,040	583,330	9,158	19,151				
	May	367,630	572,260	9,090	18,537				
	Jun	374,540	572,130	9,743	19,774				
	Jul	381,940	595,860	9,604	20,743				
	Aug	400,020	645,720	9,626	19,846				
	Sep	384,690	631,880	8,968	21,060				
	Oct	379,120	636,690	10,341	23,021				
	Nov	384,470	627,190	9,969	21,320				
	Dec	401,720	637,080	10,437	20,528				
2004	la.a	\$406,220	045.000	\$9,062	\$19,996				
2004	Jan	. ,	615,660						
	Feb	395,060	589,220	9,536	18,011				
	Mar	428,570	590,220	11,420	22,589				
	Apr	453,590	640,710	10,249	21,722				
	May	463,690	632,380	10,460	21,760				
	Jun	468,620	633,670	10,481	23,971				
	Jul	463,540	639,910	10,388	24,162				
	Aug	473,360	591,150	10,118	24,127				
	Sep	463,620	626,220	10,446	23,974				
	Oct	459,800	639,570	10,460	25,279				
	Nov	471,980	652,340	9,789	25,769				
	Dec	474,480	645,860	n.a.	n.a.				

a/ U.S. fiscal year: October through September

n.a. Not available

Leading Indicators/a

			ufacturing	Unemployment	New	Housing Unit
		Overtime <u>Hours</u>	Average <u>Weekly Hours</u>	Insurance Initial Claims	Business Incorporations	Authorizations (Thousands)
2001	Jan Feb Mar Apr May Jun	4.1 4.2 4.0 3.5 3.8 3.8	39.9 40.2 39.9 39.5 39.7 39.3	47,065 51,343 53,726 53,017 56,205 55,053	7,556 6,436 6,574 6,239 6,757 6,425	200.7 136.3 144.5 153.3 152.5 147.6
	Jul Aug Sep Oct Nov Dec	3.8 3.9 3.9 3.7 3.6 3.7	39.5 39.6 39.5 39.3 39.0 39.3	55,764 57,542 59,829 64,090 57,914 47,557	6,532 7,243 5,893 7,002 7,315 6,912	130.3 160.8 114.7 139.7 142.1 163.6
2002	Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec	3.8 4.0 4.1 4.1 4.1 4.0 4.0 3.9 3.7 3.9 3.9	39.0 39.5 40.0 40.0 39.7 39.9 39.3 39.8 39.8 39.5 39.6 39.7	66,867 55,653 60,564 64,132 60,539 59,679 63,104 61,589 61,305 63,105 58,190 58,106	7,283 6,867 7,381 7,348 8,597 6,988 7,252 7,552 7,285 8,053 7,545 7,736	155.4 162.1 144.4 163.0 157.1 149.7 181.5 166.9 184.9 203.3 191.1 151.9
2003	Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec	3.9 4.0 3.7 3.8 3.7 3.9 3.8 3.9 3.7 4.1 3.9	39.7 39.9 39.8 39.9 39.9 39.5 39.5 40.1 39.4	60,938 58,324 58,847 65,902 60,158 61,883 61,862 58,148 58,124 60,267 53,659 50,224	7,430 8,677 7,242 7,875 7,864 7,873 8,026 7,045 8,267 7,952 7,474 8,424	193.0 249.9 183.2 188.9 210.3 177.6 200.0 178.6 194.7 210.2 188.9 194.9
2004	Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec	4.0 4.2 4.5 4.6 4.2 4.5 4.2 4.0 4.1 4.4	40.1 40.3 40.3 40.1 40.5 39.9 40.2 40.1 39.2 39.6 39.8 39.7	50,745 49,833 48,368 51,481 45,693 50,863 49,736 48,017 47,497 46,314 46,074 47,379	8,086 8,715 8,573 8,428 8,291 8,905 8,376 8,310 8,571 7,704 8,979 9,263	196.4 206.1 226.7 201.7 199.4 222.2 202.6 207.1 227.8 176.0 257.2 226.7
2004	Jan	n.a.	n.a.	n.a.	n.a.	182.6

a/ Seasonally adjusted by the California Department of Finance. n.a. Not available

Coincident Indicators/a

	Nonagricultura Employment (Thousands)	l Manufacturing Employment (Thousands)	Unemployment Rate (Percent)	Unemployment Avg. Weeks Claimed (Thousands)
Fi M Aj Ju Ju A Si O N	an 14,725 eb 14,724 lar 14,730 pr 14,667 lay 14,644 un 14,632 ul 14,571 ug 14,581 ep 14,528 ct 14,513 ov 14,478 ec 14,448	1,874 1,866 1,856 1,831 1,812 1,797 1,777 1,761 1,740 1,724 1,704 1,690	4.7 4.8 5.0 5.1 5.3 5.4 5.6 6.0 6.3 6.4	354 356 364 386 413 421 445 471 478 524 512 520
Fo M A M Ju Ju A S O N	an 14,440 eb 14,449 lar 14,472 pr 14,460 lay 14,474 un 14,459 ul 14,434 ug 14,455 ep 14,448 ct 14,468 ov 14,484 ec 14,455	1,674 1,666 1,662 1,656 1,652 1,646 1,637 1,629 1,622 1,615 1,606 1,595	6.5 6.6 6.7 6.7 6.8 6.7 6.7 6.7 6.7 6.8 6.8	511 538 527 541 553 542 549 530 541 541 509 517
FO M A M Ju Ju A S O N	an 14,440 eb 14,422 lar 14,393 pr 14,389 lay 14,381 un 14,371 ul 14,363 ug 14,379 ep 14,369 ct 14,414 ov 14,396 ec 14,393	1,585 1,575 1,565 1,559 1,550 1,544 1,537 1,536 1,535 1,531 1,529	6.9 6.8 6.9 6.9 6.9 6.9 6.9 6.8 6.8	509 514 511 571 540 552 555 535 539 520 509 510
Fi M A M Ju Ju A Si O N	an 14,430 eb 14,447 lar 14,455 pr 14,476 lay 14,484 Jn 14,594 ug 14,586 ep 14,581 ct 14,634 ov 14,656 ec 14,646	1,532 1,530 1,528 1,530 1,530 1,527 1,547 1,539 1,531 1,535 1,534 1,535	6.5 6.4 6.4 6.3 6.3 6.2 6.1 6.1 6.0 6.0	446 445 434 442 413 452 406 425 429 393 401 404
2005 Ja	Personal Income	1,538 Total Wages & Salarie		n.a.
Q	(\$ millions) tr I \$1,153,563 tr II 1,139,669 tr III 1,125,898 tr IV 1,120,405	(\$ millions) \$661,546 650,479 637,461 632,752	(\$ millions) \$111,989 111,275 108,517 109,442	
Q	tr I \$1,133,441 tr II 1,148,301 tr III 1,153,479 tr IV 1,161,353	\$637,434 641,008 641,928 647,397	\$108,528 109,986 111,384 110,449	
Q	tr I \$1,161,968 tr II 1,175,472 tr III 1,190,584 tr IV 1,213,183	\$645,093 652,247 661,284 674,618	\$112,286 113,415 117,636 116,022	
2004 Q Q	tr I \$1,221,673 tr II 1,242,847	\$679,545 688,005	\$119,072 120,294	

a/ Seasonally adjusted by the California Department of Finance with the exception of the nonagricultural and manufacturing employment and the unemployment rate which are seasonally adjusted by the California Employment Development Department.
 n.a. Not available

■ ECONOMIC INDICATOR CHARTS

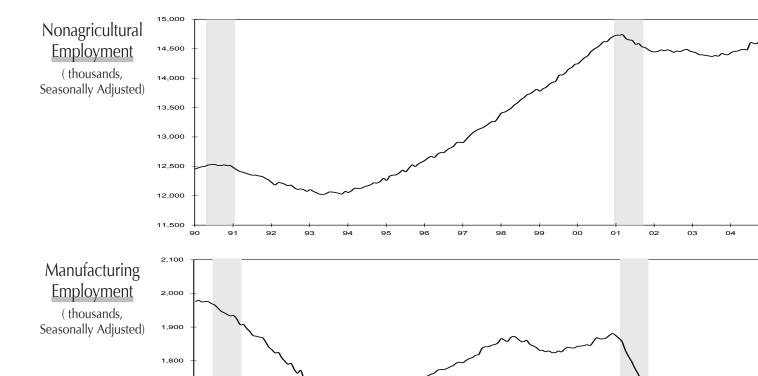
Series classification as leading or coincident indicators generally follows that established by the National Bureau of Economic Research. The exceptions to this are manufacturing employment and taxable sales. These series are discussed in the technical note below.

Whenever appropriate, data used in the charts have been seasonally adjusted. The method of seasonal adjustment is the X-12 Arima program. Persons interested in a detailed description of this method are referred to the U.S. Census Bureau's Statistical Research Division.

Under the X-12 Arima method, the addition of new data points changes historical seasonal factors. To avoid monthly data changes in the California Economic Indicators it is necessary to "freeze" the seasonally adjusted data through the past year and manually compute current year values from the projected seasonal factors. Thus historical revisions will be incorporated annually.

This series is an addition to the NBER indicator list. It is used here because it appears to show cyclical fluctuations clearly and extends the limited number of series presently available for the State.

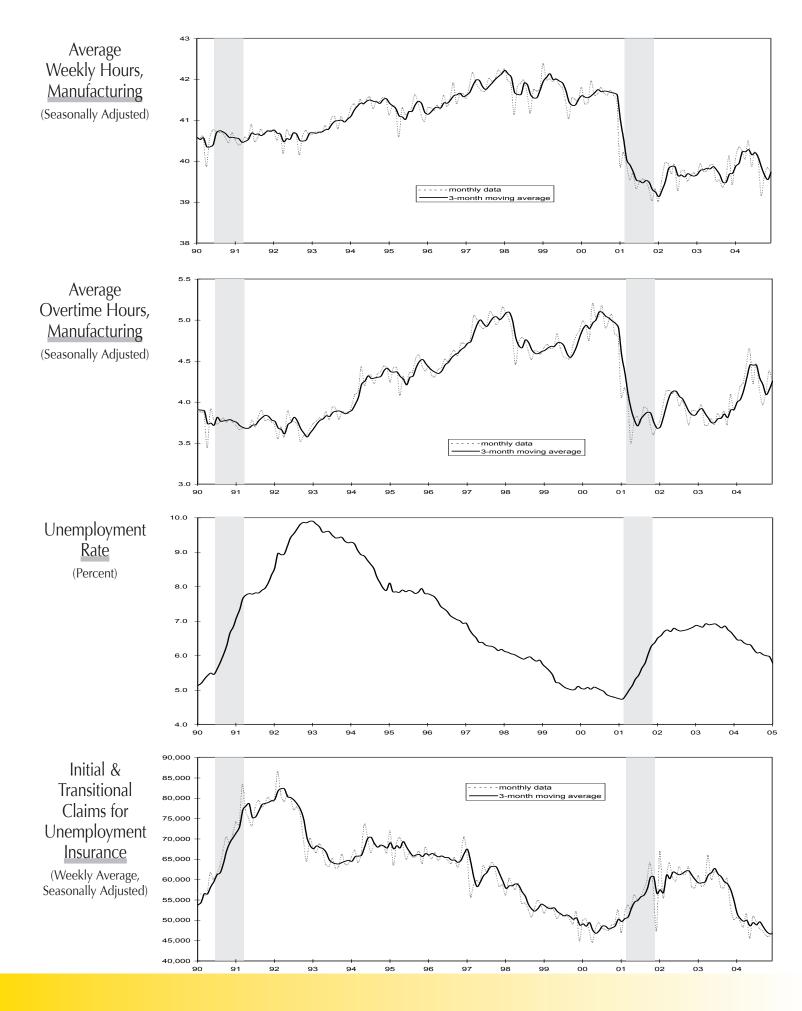
Taxable sales are used here as a proxy for retail trade. Data on the latter are not available for California prior to 1964. The taxable series includes sales by both retail and wholesale establishments, and is, therefore, a broad indicator of business activity. It has been classified as a coincident indicator on the basis of fluctuations in the series since 1950. The other indicators shown are for general interest only. They are not directly related to the cyclical indicator series, but are of interest to persons looking at overall economic developments.

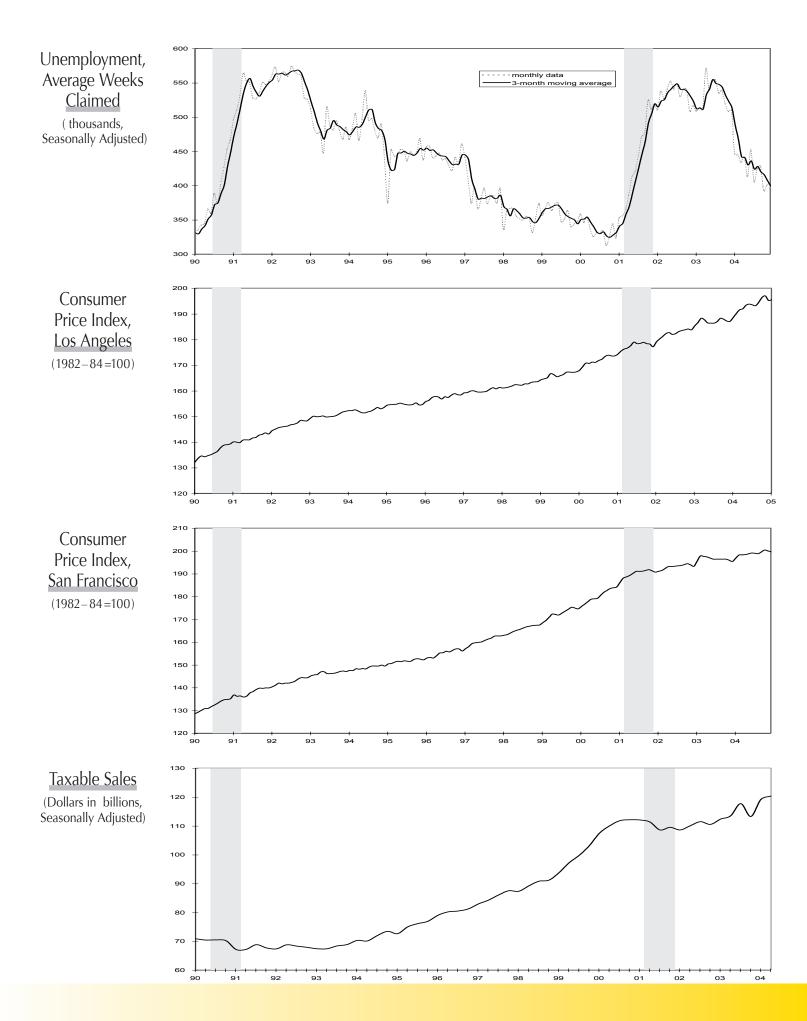


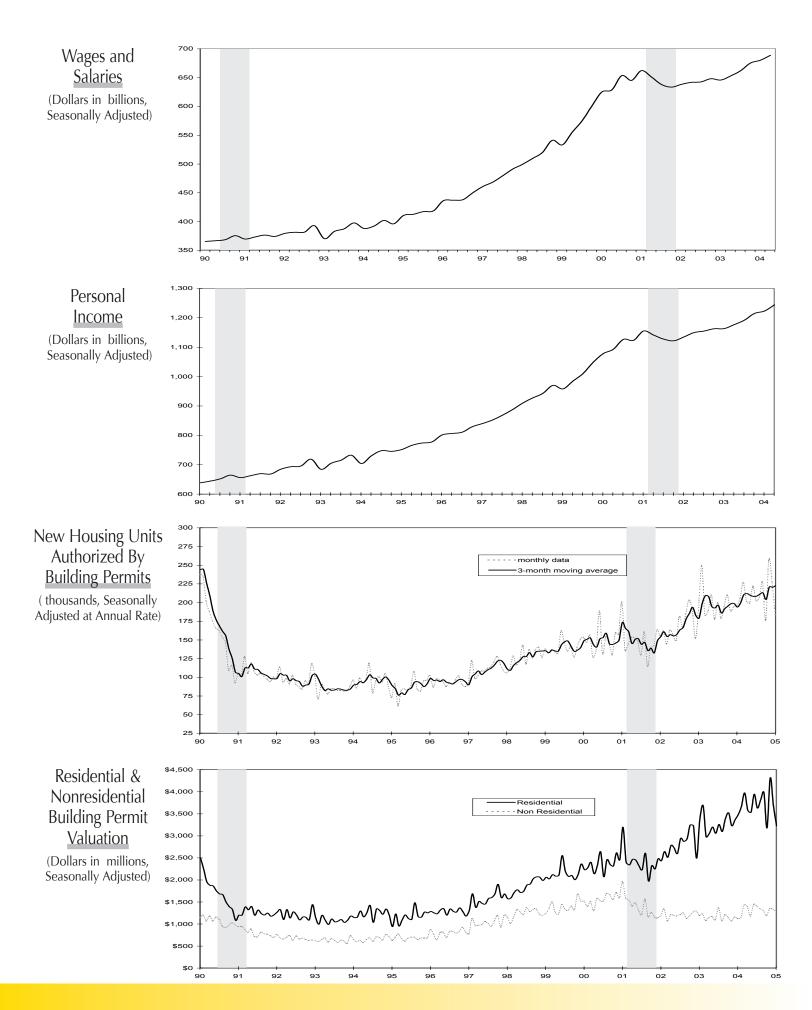
1.700

1.600

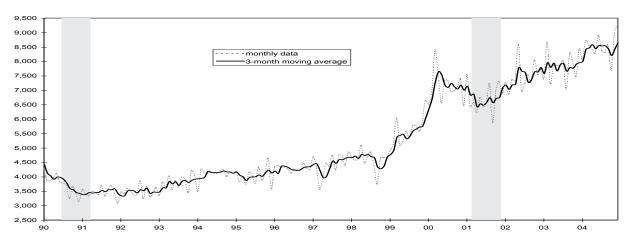
1,500







New Business Incorporations (Seasonally Adjusted)



■ BUSINESS CYCLES

REFERENCE DATES OF UNITED STATES BUSINESS CYCLES, 1854-2001

Init Tro		Pe	ak	Tern Tro		Expansion (months)	Contraction (months)	Total (months)
Dec.	1854	June	1857	Dec	1858	30	18	48
Dec.	1858	Oct.	1860	June	1861	22	8	30
June	1861	April	1865	Dec.	1867	46	32	78
Dec.	1867	June	1869	Dec.	1870	18	18	36
Dec.	1870	Oct.	1873	March	1879	34	65	99
March	1879	March	1882	May	1885	36	38	74
May	1885	March	1887	April	1888	22	13	35
April	1888	July	1890	May	1891	27	10	37
May	1891	Jan.	1893	June	1894	20	17	37
June	1894	Dec.	1895	June	1897	18	18	36
June	1897	June	1899	Dec.	1900	24	18	42
Dec.	1900	Sept.	1902	Aug.	1904	21	23	44
Aug.	1904	May	1907	June	1908	33	13	46
June	1908	Jan.	1910	Jan.	1912	19	24	43
Jan.	1912	Jan.	1913	Dec.	1914	12	23	35
Dec.	1914	Aug.	1918	March	1919	44	7	51
March	1919	Jan.	1920	July	1921	10	18	28
July	1921	May	1923	July	1924	22	14	36
July	1924	Oct.	1926	Nov.	1927	27	13	40
Nov.	1927	Aug.	1929	March	1933	21	43	64
March	1933	May	1937	June	1938	50	13	63
June	1938	Feb.	1945	Oct.	1945	80	8	88
Oct.	1945	Nov.	1948	Oct.	1949	37	11	48
Oct.	1949	July	1953	May	1954	45	10	55
May	1954	Aug.	1957	April	1958	39	8	47
April Feb. Nov. March July Nov. March	1958 1961 1970 1975 1980 1982 1991	April Dec. Nov. Jan. July July March	1960 1969 1973 1980 1981 1990 2001	Feb. Nov. March July Nov. March Nov.	1961 1970 1975 1980 1982 1991 2001	24 106 36 58 12 92 120	10 11 16 6 16 8	34 117 52 64 28 100 128

CHRONOLOGY

The following summary lists economic, political, and natural developments which have influenced California economic indicators, and may account for unusual movements in the series. Appraisal of the charts will be facilitated in many cases by taking into consideration those factors which may be contributing to temporary directional changes in business activity which are not indicative of significant changes in the economic situation of the State. In addition, major national and international events of general interest have also been included. A similar summary of events dating back to 1956 is available at the Department's internet home page at: www.dof.ca.gov

2002

	
January 1	Taiwan becomes WTO member.
	OPEC to cut oil production by 6.5 percent.
	Euro becomes legal tender in 12 European countries.
January 6	Unemployment insurance benefits increased in California.
February 28	GDP up 1.4 percent in Q4.
March 9	California's "Job Creation and Worker Assistance Act of 2002" was signed into law that provides for temporary extended unemployment compensation.
March 28	GDP up 1.7 percent in Q4.
April 25	Security and Exchange Commission launched a formal investigation of Wall Street analysts' conflicts of interest.
May 13	President Bush signed a 10-year, \$190 billion farm bill that promises to expand subsidies to growers.
June 27	GDP up 6.1 percent in Q1.
July 5	Foreign direct investment flows to developed countries declined by 56% in 2001, with the United States seeing the largest fall off to its lowest level since 1997.
July 8	Intel launches its Itanium 2 chip.
July 10	President Bush called for stiffer penalties to eradicate corporate fraud.
July 15	Pfizer to buy Pharmacia.
July 16	The dollar sank against the euro for the first time in more than two years. Intel to eliminate 4,000 jobs.
July 21	WorldCom filed for bankruptcy protection.
July 22	The Dow Jones industrial average sank to its lowest level in nearly four years. Both the Nasdaq and S&P 500 are at their lowest levels since the first half of 1997.
July 30	President Bush signed into law the Public Company Accounting Reform and Investor Protection Act.
July 31	GDP growth slowed to 1.1 percent in Q2 from revised 5.0 percent in Q1. Last year's data was also revised indicating that the economy shrank in each of the first three quarters.
	Venture capital investments hit four-year low.
August 8	IMF signed an emergency loan to Brazil.
August 11	U.S. Airways filed for bankruptcy.
August 20	The U.S. trade deficit narrowed in June, following two straight record monthly deficits.
September 27 -October 9	Cargo operations at 29 West Coast ports ground to a halt when terminal operators locked out unionized workers.
November 6	Federal funds rate reduced from 1.75 percent to 1.25 percent.

Discount rate reduced from 1.25 percent to 0.75 percent.

December 9 United Airlines filed for bankruptcy protection.

December 19 Standard & Poor's lowered California's bond rating to an A from an A+.

2003

February 10 Moody's lowered California's bond rating to A2 from A1. February 14-17 A major snowstorm hit the Middle Atlantic and Eastern states. February 26 Doctors in Hong Kong report the first case of a flu-type virus "Atypical Pneumonia" now more commonly known as Severe Acute Respiratory Syndrome (SARS). March 20 Operation Iraqi Freedom begins. **April 9** Baghdad falls and Iraqis and American troops topple statue of Saddam Hussein. April 14 President Bush declares conclusion of major combat operations in Iraq. June 25 Federal funds rate reduced from 1.25 percent to 1 percent, the lowest rate in 45 years. June 26 GDP up 1.4 percent in Q1. July 17 The US recession ended in November 2001, according to NBER. July 24 S&P lowered California's bond rating from "A" to "BBB". July 25 United States Treasury begins mailing \$400 per child tax rebate checks. August 2 Governor Gray Davis signs the 2003-04 state budget bill. August 4 Moody's lowered California's bond rating from A2 to A3. August 28 GDP grew at a revised 3.1 percent annual rate in the 2nd quarter. Light vehicle sales in the U.S. reach 19.0 million in August, the second best September 3 monthly rate ever. October 21 Wildfires breakout in Southern California, eventually burning 743,000 acres and destroying over 3,500 homes. October 30 GDP grew by 7.2 percent, its fastest rate since 1984. December 4 President Bush ends steel tariffs. December 12 Dow Jones Industrial average closed above 10,000 for the first time since May 24, 2002. December 13 Saddam Hussein captured by American troops. December 23 Final report shows GDP grew by 8.2 percent in the third quarter, its fastest rate since 1984. December 24 U.S. confirms first case of "mad cow" disease.

2004

es.

February 10	Unexpected cut in OPEC quota and cold weather contribute to higher oil price
February 11	Dow Jones Industrials closed at highest level in more than 21/2 years.
March 25	Fourth quarter GDP rose 4.1 percent.
April 30	International oil prices hit a 31/2 year high.
May 21	Moody's raised California's credit rating from "Baa1" to "A3".
May 27	First quarter GDP grew at a 4.4 percent annual rate.
June 30	Federal funds rate increased by 25 basis points bringing the rate up to 1.25 percent. It is over four years since the Fed last tightened rates.
August 9	Fitch removes California from Rating Watch Negative.

August 10Federal funds rate raised from 1.25 percent to 1.50 percent.August 24S&P raised California's credit rating from "BBB" to "A".August 27Second quarter GDP grew at a 2.8 percent annual rate.

Mid-August Hurricane Charley hits Florida

September Three powerful hurricanes (Frances, Ivan, and Jeanne) hit Florida and some

neighboring states.

September 21 Federal funds rate raised from 1.50 percent to 1.75 percent.

October 29 GDP grew at a 3.7 percent rate in the third quarter.

November 10 Federal funds rate raised from 1.75 percent to 2.00 percent.
 December 14 Federal funds rate raised from 2.00 percent to 2.25 percent.
 December 22 GDP grew at a 4.0 percent annual rate in the third quarter.

December 26 A magnitude 9.0 earthquake — the largest in 40 years — struck the northern

Indonesian island of Sumatra, triggering a tsunami that killed tens of thousands of

people in more than 11 countries.

2005

January 22-24Blizzards blanketed large parts of the Northeast.January 30Iraq held its first free election in half a century.

February 2 Federal funds rate raised from 2.25 percent to 2.50 percent.

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You can obtain the California Economic Indicators, and other Department of Finance publications on the Internet at www.dof.ca.gov